



1275 KAMIAK CT.

"The Langley"

DESCRIPTION

MLS#259878 If you are looking for a beautiful, open and airy home with upgraded finishes, this is it! This 3 bed 2 bath home includes a large bonus room above the garage that could be a 4th bedroom, office, or tv room. The home also sits on a 13,384 sq ft lot and is within walking distance to Kamiak Elementary. The Langley features Moen fixtures, LG stainless steel appliances, high quality cabinetry, quartz countertops, and tile backsplashes. BUILDER IS OFFERING A \$5,000 ALLOWANCE. The allowance can be used for closing costs, appliances, landscaping, or furniture. Call today to schedule a showing of this beautiful home!



TAKE YOUR PICK!

Apply a \$5,000 seller credit towards whatever makes you happy.

CLOSING

LANDSCAPING

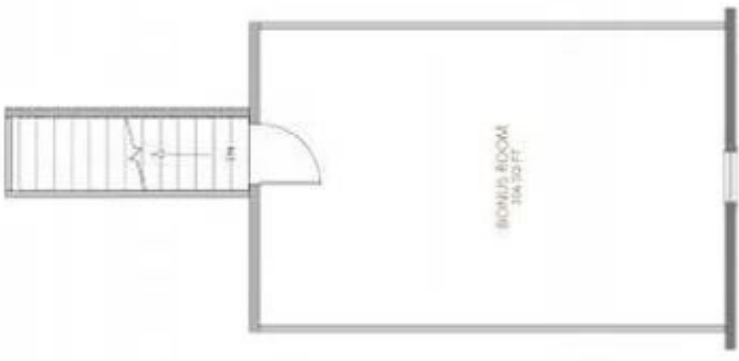
**\$5,000
SELLER CREDIT**

APPLIANCE

FURNITURE



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN

Designed with functionality and style in mind! Disclaimer: 1275 Kamiak Ct. floor plan is mirrored.

SPEC SHEET

What makes this house a home

Key Features

4 bed | 2 bath | 2,109 sqft

- Our premium wood soft-close cabinetry provides beautiful design and ease of use with everyday conveniences such as dual garbage pull out drawer, pantry-style roll out shelving, and large pot and pan drawers.
- The Harby + Points designed floorplan and 9-foot ceilings make this efficient house feel plenty spacious.
- The smooth wall finish reveals zero texture giving you a modern and clean visual throughout the whole house.
- Our high efficiency heating and colling systems allow you to get better performance and better utility savings. Everything from the tankless water heater and HVAC to the dishwasher and LED lighting is selected to increase your energy efficiency.
- Ply-Gem's premium energy efficient bronze windows make a statement. These quality windows provide a key basis of architectural design for the entire project.

Exterior

Roof - Multi-dimensional architectural grade charcoal black composition shingles

Siding - LP textured board and batt with 1 x 3" batts at 12". A bold look with strong shadow lines. This is not compromised by placing narrower and skimpier batts at 16" oc.

Windows - Ply-Gem Premium with 7/8" contoured grids applied inside and out. Outside of window is black.

Exterior doors - Thurma-tru vinyl premium design.

Gutters - Drain to underground City Storm system.

Outdoor amenities - Front yards designed and landscaped by Wintz Company with automated watering/sprinklers. Covered rear patios. Side yard fencing.

Interior

Kitchen - White premium wood cabinets painted white with soft-close doors and drawers. Quartz Consentino countertops. White running bond tile backsplash from countertops to the bottom of cabinets. Stainless steel LG appliance package which includes dual-fuel range, microwave, and Energy Star dishwasher. Deep 18" stainless steel undermounted sink with matching MOEN pull-down faucet. Pendant lighting over island as well as recessed can lighting to provide ample lighting throughout the kitchen.

Ceiling Height - Nine-foot ceilings throughout with vaulted living room ceilings.

Living Room - Open floor plan with vaulted ceilings and a modern and energy efficient low profile gas fireplace with a stone mantel.

Flooring - Luxury wood laminate flooring in entry, dining, living, kitchen, laundry, and bathrooms. The Timberstep Wood Lux laminate has an extremely high AC4 durability rating and is scratch and water resistant. In the bedrooms and closets, Dixie Carpet by Shaw Floors provides long lasting comfort.

Doorways - All interior doors are two panel, farmhouse style doors with aged bronze Schlage hardware. Bedrooms and bathrooms are enhanced by the soundproofing of solid core doors.

Master Suite - Main-level master suite features a walk-in closet with built in shelving and stainless-steel hardware as well as an attached bathroom with a tiled shower, semi-frameless glass shower enclosure, and dual undermounted sinks. The room is designed to fit a king-sized bed with nightstands on either side.

Bathrooms - Rectangular porcelain undermount sinks, quartz vanity countertops (same cabinetry and countertops as kitchen), elongated comfort height toilets with slow-close seats, fans on timers, a fiberglass tile embossed tub surround in the second bath, and chrome MOEN plumbing fixtures. Shower glass is coated in a clear C.10 Microban protectant that helps reduce water stains and mildew growth while giving you clear glass that lasts.

Laundry Room - Main-level laundry room serving as an optional mud room and kitchen pantry area.

High Efficiency HVAC - This high efficiency gas distribution system provides an energy efficient option to homeowners with centrally located heating and cooling. Additionally, ducts in the attic are deeply buried in insulation to provide extra conditioning. The Energy Star rated gas furnace produces a minimum AFUE of 95%.

High Efficiency Water Heater - Energy Star rated on demand water heater provides increased savings while distributing a minimum efficiency rating of .91 UEF.

Drywall - The drywall has a smooth wall finish to avoid texturing which gives the interior a clean and elegant look.

Designed by local
award-winning builders:
Wintz Company
& architectural designers:
Harby + Points

LIVING GOOD

An open concept maximizing space & livability.







INDOOR/OUTDOOR

The living spaces tie directly to the backyard where this covered patio serves as the perfect entertaining spot!

BONUS SPACE

The above-garage space of your dreams!





LUXURIOUS MASTER SUITE

Coffered ceilings, dimmable lighting, a spacious ensuite bathroom with a walk-in closet.



MASTER BATH & CLOSET

Dual sink bathroom with a tiled shower and separate tub. Master closet with ample built in storage.



SPACIOUS BEDROOMS

All bedrooms are designed to host a queen sized bed, night tables on either side of the bed, and a dresser.

SECONDARY BEDROOM & BATHROOM

Large closet space and natural
light in both secondary bedrooms.





LET'S BE PRACTICAL

The spacious two-car garage leads right into a pantry/laundry area just off of the kitchen. Easy for unloading from the grocery store or roadtrips!



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RE/MAX Home and Land

In an effort to improve our homes, Wintz Company, LLC reserves the right to make changes without notice. Floor plans and renderings are conceptual and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Square footage numbers are approximate and subject to change without notice. Prices, specifications and availability are subject to change without notice. Actual homes may vary from photos and/or drawings which show upgraded landscaping and may not represent the lowest priced homes in the community.